THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2011)-19282

A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects property known municipally as 781-783 Wellington Street West and legally described as Part of Lot C, Concession 2, Division E, City of Guelph to permit a limited range of residential uses (File ZC1106).

WHEREAS Section 34(1) of the *Planning Act*, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. By-law Number (1995)-14864, as amended, is hereby further amended by transferring property legally described as Part of Lot C, Concession 2, Division E, City of Guelph and municipally known as 781-783 Wellington Street West from the UR (Urban Reserve) Zone to a new Specialized R.4A (General Apartment) Zone, to be known as the R.4A-41 Zone, to permit a limited range of residential uses.

2. Section 5.4.3.1 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.4.3.1.41:

5.4.3.1.41 R.4A-41
781-783 Wellington Street West
As shown on Defined Area Map Number 5 of Schedule "A" of this By-law.

5.4.3.1.41.1 Permitted Uses
In accordance with the provisions of Section 5.4.1.1 of Zoning By-law (1995)-14864, as amended.

5.4.3.1.41.2 Regulations
In accordance with the provisions of Section 5.4.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

5.4.3.1.41.2.1 Maximum Building Height
Notwithstanding the provisions of Table 5.4.2, Row 10, the maximum building height shall be 4 storeys and in accordance with Section 4.18.

5.4.3.1.41.2.2 Parking Space Dimensions

Notwithstanding the provisions of Section 4.13.3.2.3, the minimum exterior parking space dimensions for an apartment building shall be:

2.5 metres by 5.5 metres for a maximum of 3 parking spaces
2.6 metres by 5.5 metres for a maximum of 14 parking spaces
2.7 metres by 5.5 metres for a maximum of 5 parking spaces

5.4.3.1.41.2.3 Off-Street Parking Location

Notwithstanding the provisions of Section 4.13.2.2.1, a maximum of 6 parking spaces, or parts thereof, may be located within the required Front Yard and Exterior Side Yard.

In addition to Section 4.13.2.2.2, the minimum distance required between a surface Driveway and any window of a habitable room which is not part of a dwelling unit shall be 1.4 metres and the minimum distance required between a surface parking area and a building entrance for an apartment building shall be 2.4 metres.

3. Schedule 'A' of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 5 and substituting therefore a new Defined Area Map 5 attached hereto as Schedule "A".

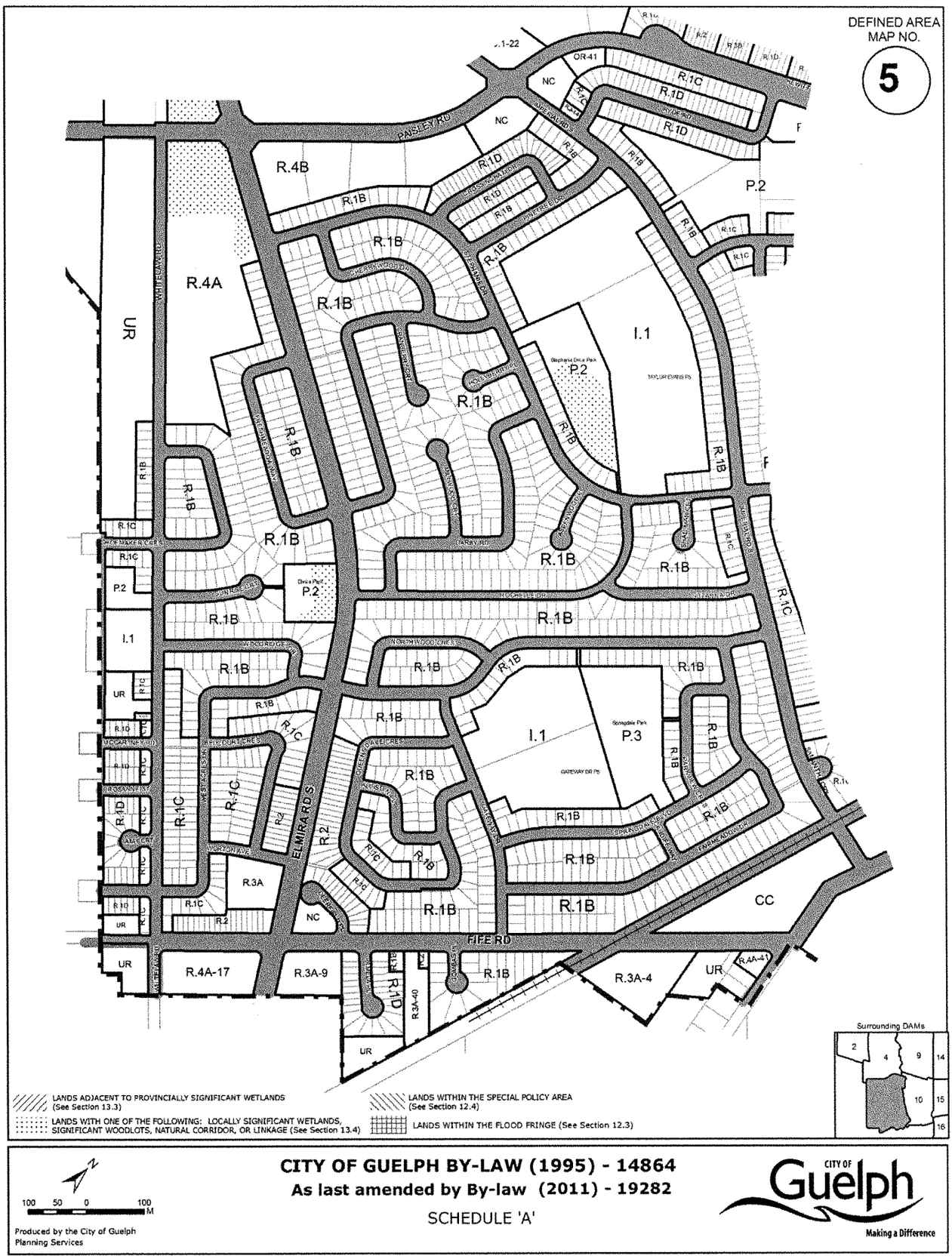
4. Where notice of this by-law is given in accordance with the *Planning Act*, and where no notice of objection has been filed within the time prescribed by the Act, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the Act, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Municipal Board.

PASSED this TWENTY-FOURTH day of OCTOBER, 2011.

LEANNE PIPER – ACTING MAYOR

TINA AGNELLO – ACTING CLERK

Schedule 'A'



CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2011) - 19282
SCHEDULE 'A'

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Produced by the City of Guelph
Planning Services

CITY OF Guelph
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EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2011)-19282

1. By-law Number (2011)-19282 has the following purpose and effect:

   This By-law authorizes a zoning by-law amendment affecting lands municipally known as 781-783 Wellington Street West. The purpose of the proposed zoning by-law amendment is to rezone the property from the current UR (Urban Reserve) Zone to the Specialized R.4A-41 (General Apartment) Zone. The effect of the proposed zoning by-law amendment is to permit a limited range of residential uses.

   The proposed zoning by-law amendment was considered by Guelph City Council at a Public Meeting held on May 3, 2011 and approved by City Council on October 3, 2011.

   Further information may be obtained by contacting or visiting Planning and Building Services, (519) 837-5616, extension 2327, City Hall, Guelph, Ontario.

   Persons desiring to officially support or object to this zoning amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing". Any comments or objections which you may have previously submitted are considered to have been unofficial and for the City's guidance only.

2. Key map showing the location of the lands to which By-law (2011)-19282 applies:

KEY MAP

